



## Edmonton Alberta

\$319,900

Welcome to Callaghan Landing! This FULLY FURNISHED, move-in-ready townhouse is perfectly located in a family-friendly South Edmonton neighbourhood and directly faces a beautiful park. Flooded with natural light, this open-concept home offers attractive views from every level. Enjoy your morning coffee watching the sunrise over the green space, or relax on the private west-facing balcony with a gas hookup for BBQs and afternoon sun. The kitchen features granite countertops, stainless steel appliances, eating bar, and a pantry. A 2-piece bath completes the main level. Upstairs, you'll find two spacious primary bedrooms, each with its own private ensuite. Visitor parking is right in front of unit making it convenient for guests. Additional highlights include granite countertops throughout, attached garage for 2 cars or a truck w/ extra storage. Easy access to nearby lakes, walking trails, golf courses, Anthony Henday Drive, Calgary Trail, South Edmonton Common, the airport, and all essential amenities. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

<https://myedmontonhome.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.